

**MIAMI-DADE COUNTY  
ADMINISTRATIVE ORDER**

**FEE SCHEDULE FOR  
DEPARTMENT OF PLANNING AND ZONING**

- AUTHORITY:** Ordinance No. 76-60; Sections 4.02 and 5.05 of the Miami-Dade County Home Rule Amendment and Charter; Sections, 2-113, 2-114.1, 2-114.2, 2-114.3, 2-114.4, 2-116.1, 8-5, 20-4, 20-6, 20-9, 33-285, 33-303.1, 33E-15, 33G-6, 33H-16, 33I-13, 33J-14, and 33K-14 and Chapter 18A of the Code of Miami-Dade County.
- SUPERSEDES:** This Administrative Order supersedes and incorporates Administrative Order 4-63A as it relates to zoning fees and other related fees for services effective November 1, 1983, as previously revised on July 1, 1988; November 1, 1989; January 15, 1991; October 1, 1991; October 1, 1994; November 1, 1994; November 18, 1997; and July 17, 1998; supersedes and merges Administrative Order 4-47, effective December 5, 1995; Administrative Order 4-81, effective, December 5, 1995; and Administrative Order 4-99, effective December 5, 1995, in their entirety; and supersedes Administrative Order 4-111, effective February 8, 2002.
- POLICY:** A schedule of fees covering the cost of providing Department of Planning and Zoning services shall be established and no application, permit, certificate or receipt shall be issued until the appropriate fee is paid. Additionally, no special study shall be prepared until a memorandum of agreement has been entered into or payment made.
- PROCEDURE:** The responsibility for this Administrative Order is assigned to the Director, Department of Planning and Zoning, who shall be responsible for the collection of fees and the delivery of required services pursuant to Chapters 8 and 33 and Section 2-104 of the Code of Miami-Dade County. Each two years or earlier, if need be, the Director shall review all fees in terms of their cost and recommend necessary changes to the County Manager.
- FEE SCHEDULE:** The fee schedule adopted by this Administrative Order has been presented and is considered a part hereof. In accordance with Section 2-3 of the Code of Miami-Dade County, this official Fee Schedule is also filed with the Clerk of the Board of County Commissioners. Fees which are charged by the Department of Planning and Zoning shall be the same as those listed in the official Fee Schedule on file with the Clerk of the County Commission.

This Administrative Order is hereby submitted to the Board of County Commissioners of Miami-Dade County, Florida.

George M. Burgess  
County Manager

## TABLE OF CONTENTS

### REQUESTS FOR WRITTEN ADVISORIES OF

#### COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) CONSISTENCY

Interpretation/Explanation of CDMP Provisions .....	1
Interpretation/Explanation of Adopted Components Goals, Policies and Objectives .....	1

### APPLICATIONS TO AMEND THE CDMP

Land Use Element .....	1-2
Traffic Circulation Sub-Element .....	2-3
Mass Transit Sub-Element .....	3
Port, Aviation, and Port of Miami Sub-Element .....	3
Capital Improvements Elements (CIE) .....	3
All Elements (including A-E above) .....	3-4

### PROPOSALS FOR MUNICIPAL BOUNDARY CHANGES/INCORPORATION .....

### PREPARATION OF SPECIAL PROJECTS, STUDIES OR REPORTS

Graphics Services .....	4
Non-Graphic Services .....	4

### CERTIFICATE OF USE (C.U.) AND TEMPORARY CERTIFICATE OF USE (T.C.U.)

Residential .....	5
Business, Wholesale and Retail .....	5
Industrial .....	6
Unusual Uses, Special Permits, Business and Industrial Use Variances.....	6
Agricultural .....	6
Trailer Use Certificates .....	7
Maximum Fee .....	7
Change of Use, Business Ownership or Name.....	7
Refunds .....	7
Occupancy without CU .....	7
Failure to Renew CU, Temporary Certificate of Use (TCU) or Temporary Certificate of Use.....	7
Temporary CU “Up-Front” Fee .....	7
CU and TCU, Inspection Fee .....	8
CU Re-inspection Fee .....	8
Alcohol Fees and Renewal Fees.....	8

### ZONING APPLICATION FEES

Public Hearing Administrative Modifications and Reformatio ns .....	8-9
Non-Use Variance Administrative Site Development Option (ASDO) Public Hearings (Residential/One Lot).....	9
Unusual Use-Mobile Home as a Watchman’s Quarters.....	10
Public Hearings for Private Schools, Houses of Worship, etc. ....	10
Unusual Use-Lake Excavation .....	10
Non-Use Variance Signs .....	10
Revisions to Public Hearings Plans.....	10
Appeals of CZAB Decisions .....	10
Entrance Feature Application Fees.....	10
Appeals of Entrance Feature Decisions.....	11
Administrative Adjustment Application Fees .....	11
Appeals of Administrative Adjustment Decisions .....	11

## TABLE OF CONTENTS

### **ZONING APPLICATION FEES [cont.]**

Appeals of Administrative Decisions of Director and Amendments to Zoning Regulations.....	11
Appeals of Administrative Decisions of the Executive Council.....	11
Severable Use Rights .....	12
Administrative Site Plan Review Fee (Residential) .....	12
Administrative Site Plan Review Fee (Commercial).....	12
Administrative Lake Plan Review Fee .....	12
Class I Permits.....	12
Class IV Permits .....	12
Other Processing and Research Fees.....	13
Government Facilities .....	13
Shoreline Applications .....	13
Substantial Compliance Determination.....	13
Zoning Kit and Subscriptions.....	13
Zoning Logbook and Agenda Subscriptions .....	13
Hearing Tapes .....	14
Re-Advertisement and Re-Notification for Deferred or Remanded Hearing Applications.....	14

### **ZONING INSPECTION FEES**

Inspection Fee .....	14
Inspections Requiring Overtime.....	14

### **GENERAL INFORMATION**

Concurrency Review .....	14
Impact Fees .....	14
Preparation of Certified Records for Court Appeal.....	15
Copies of Departmental Records, Verification of Documents and Research of Plans (expanded).....	15
Fees Based on Estimated Cost - Documentation Requirements.....	15
Publications .....	15
Late Payment Charges on Unpaid Amounts Due to the Department of Planning and Zoning.....	15

### **DEVELOPMENTAL IMPACT COMMITTEE LARGE SCALE APPLICATIONS..... 15-17**

### **VESTED RIGHTS/TAKINGS FEES.....17**

### **EXTENSION OF CAPACITY RESERVATION .....17**

### **APPEALS OF PLAT COMMITTEE DECISIONS.....17**

### **APPEALS OF IMPACT FEE ASSESSMENTS.....18**

### **ADJUSTMENT OF LANDSCAPING REQUIREMENTS APPLICATION FEES.....18**

### **LAKES AND LANDFILLS.....18**

### **ZONING PLANS PROCESSING FEES**

Initial Landscape Fee .....	18
Re-Work Fees.....	18
Revised Landscaping Plans Fee .....	18

## TABLE OF CONTENTS

### **ZONING REVIEW FEE ASSOCIATED WITH BUILDING PROCESS**

Revised Plans Fee .....	18
Up-Front Processing Fee.....	19
Minimum Fee for Building Permit.....	19
New Building or Additions .....	19-20
New Construction Other Than as Specified Herein .....	20
Alterations and Repairs to Building and Other Structures (Except Group I).....	20
Moving Buildings for Other Structures.....	20
Slabs .....	20
Fences and/or Walls .....	20
Swimming Pools, Spas, and Hot Tubs .....	21
Temporary Platforms and Temporary Bleachers to be Used for Public Assembly.....	21
Screen Enclosures, Canopies and Awnings .....	21
Sign Permit Fees.....	21
Tie Down.....	21
Satellite Dish .....	21
Ornamental Iron .....	21
Signs & Architectural Features (Indoor Neons).....	22

<b>CHAPTER 163 DEVELOPMENT AGREEMENTS.....</b>	<b>22</b>
--	-----------

<b>BISCAYNE NATIONAL BUFFER DEVELOPMENT REVIEW COMMITTEE .....</b>	<b>22</b>
--	-----------

**DEPARTMENT OF PLANNING AND ZONING  
FEE SCHEDULE**

The Department of Planning and Zoning shall charge and collect fees for planning and zoning services in accordance with the following schedule:

**I. Requests for Written Advisories of Comprehensive Development Master Plan (CDMP) Consistency (other than for development/services concurrency determination)**

For special written advisory letters/memoranda regarding the relationship of a particular parcel or the consistency of a proposed development action to the provisions of the Comprehensive Development Master Plan (CDMP) that are requested pursuant to Section 2-113 of the Code of Miami-Dade County and apart from regular development order approval processes, the requesting party shall pay the following charges:

**A. INTERPRETATION/EXPLANATION OF CDMP PROVISIONS, INCLUDING ADOPTED LAND USE PLAN (LUP) MAP AND INTERPRETATION OF LUP MAP TEXT CONSISTENCY DETERMINATIONS RELATIVE TO A SPECIFIC LOCATION**

<b>Size of Parcel of Proposed Development</b> (gross acres)	<b>Fee</b>
Under 1.0 acre	\$114
1.0 acres - 5.0 acres	228
5.1 acres - 20.0 acres	342
20.1 acres and over	570

Requests involving research of multiple parcels in a large-scale development shall be charged in accordance with item IV B, herein.

**B. INTERPRETATION/EXPLANATION OF ADOPTED COMPONENTS GOALS, OBJECTIVES AND OTHER TEXT NOT RELATED TO A SPECIFIC LOCATION**

Each issue/question not related to Level of Service (LOS) Standards	114
Each issue/question related to LOS Standards	171

The Director of the Department of Planning and Zoning, or his or her designee, may condition such advisories on the information made available by the requesting party or defer to more complete development order review procedures. The conditional nature of all special advisories shall be addressed in the document.

**II. Applications to Amend the CDMP**

**A. Land Use Element**

1. LUP Map (except for Roadway and Transit changes which are covered in B), Agricultural Subarea 1 Map, Open Land Subareas Map, and Environmental Protection Subareas Map, which applications are requested for processing during regular semi-annual CDMP amendment cycles:

	<b>Fee</b>
a) Regional Urban Center	109,440
b) Metropolitan Urban Center	85,500
c) Community Urban Center	54,720

d) Other

Size of Area (gross acres)  
**Subject to Application**

Fee

Up to 5.0	\$11,400
5.1 - 10.0	21,660
10.1 - 20.0	42,750
20.1 - 40.0	64,410
40.1 - 80.0	85,500
80.1 - 160.0	102,600
160.1 - 320.0	119,700
320.1 - 480.0	136,800
480.1 - 640.0	153,900
640.1 - 800.0	171,000
800.1 - 960.0	188,100
960.1 - 1120.0	205,200
1120.1 - 1280.0	222,300
1280.1 and above	171/acre

- e) The fee for any application requesting amendment to the LUP Map which includes a request to expand the Urban Development Boundary (UDB) or to redesignate to an urban land use outside the UDB shall be increased by 1) twenty-five (25%) percent of the amount indicated above in II.A.1.(d) for all applications up to eight (80) acres in size, or 2) fifteen (15%) percent of the amount indicated above in II.A.1.(d) for applications larger than eighty (80) acres.
- f) Application requesting amendment to the LUP Map to increase the currently planned residential density on land inside the UDB shall receive a reduction of the fee amount of 1) twenty-five (25%) percent of the amount indicated above in II.A.1.(d) for each application up to eighty (80) acres in size, or 2) fifteen (15%) percent of the amount indicated in II.A.1.(d) if the application area is larger than eighty (80) acres.
- g) Applications requesting amendments to an Urban Expansion Area (UEA) boundary without amendment to the underlying future land use shall be charged 30 percent of the rate established in paragraph II.A.1.(d) above but not less than \$10,000.
- h) Applications requesting amendment to the LUP Map for processing concurrently with an application to approve or amend a Development of Regional Impact (DRI) development order pursuant to Sec. 2-116.1(5)(a), Code of Miami-Dade County, Florida, shall be charged \$91,200 if 640 acres or smaller, or if a request for Urban Center; if 640.1 acres or larger, such applications shall be charged 65 percent of the fee amount for the applicable parcel size listed in foregoing paragraph II.A.1.(a) through (g).

	Fee
2. Revision of the LUP Map Text	17,100
Each issue-proposal (per paragraph)	
3. Environmental/Historical or other Map	17,100
Each issue/item including associated text	
4. Covenant revisions and other changes amending land uses relating to specific land parcels	Two-thirds rate of II(A)(1)(d) above

**B. Traffic Circulation Sub-Element**

1. Planning Future Roadway Network Map	17,100
Per road lane-mile	
2. Roadway Functional Classification Map	17,100
Per road-mile (existing or future)	

	Fee
3. Limited Access Facilities Map Per road-mile or interchange	\$17,100
4. Other Map Per Mile	11,400
<b>C. Mass Transit Sub-Element</b>	
1. Future Mass Transit System Maps Per linear mile of service area, corridor, or alignment	17,100
2. Major Traffic Generators and Attractors Each major traffic generator	17,100
<b>D. Port, Aviation, and Port of Miami Sub-Elements</b>	
1. Major Aviation Facilities - Future Improvements Map Each facility	17,100
2. Aviation Facility Improvements Each improvement project line item	17,100
3. Port of Miami River-Future Land Use Map	(Same as LUP Map II.A.1)
4. Port of Miami 5 year or 10 year Plan map	17,100
<b>E. Capital Improvements Elements (CIE)</b>	
1. Each proposed project line item	17,100
2. Urban Infill or Concurrency Exception Area Maps	51,300
<b>F. All Elements (including A-E above)</b>	
1. Each Level of Service (LOS ) Standard or DRI Threshold (F.S.380) - addressing goal, objective, policy, or map	51,300
2. Each Non LOS Standard - addressing goal, objective or policy	17,100
3. Each monitoring measures item	10,260
4. Each other text change proposal item (up to 5 sentences)	17,100
5. Each other map change proposal or item	17,100
6. One or more non-LUP Map amendment proposals requested for processing concurrently with an application to approve or amend a DRI development order pursuant to Sec. 2-116.1(5)(a), Code of Miami-Dade County, Florida. This fee shall be charged only when a LUP Map amendment is not requested, and a fee is not charged, pursuant to par. II.A.1, above.	34,200

All above fees include any corresponding changes to other Plan Elements, or components thereof, required for internal consistency.

In the event that the applicant withdraws the application for amendment prior to the deadline established in Section 2-116.1(8), Code of Miami-Dade County, amendment fees paid shall be refunded.

In the event that the Board of County Commissioners fails to approve transmittal of a non-small scale amendment application to the State Land Planning Agency per Sec. 2.116.1(3)(g) of the Code of Miami-Dade County, or the applicant withdraws the application or any portion thereof after the full refund deadline referenced above, but prior to transmittal action by the Board of County Commissioners, 1) twenty-five (25%) percent of the department's CDMP amendment fees paid shall be refunded.

The applicant shall not be authorized, subsequent to the "transmittal" hearing held by the Board of County Commissioners, to receive any refund of application fees.

County proprietary departments shall pay required fees at the time of application except that (a) during a regular annual update to the CIE, a single fee of \$11,400 shall be charged to the department for one or more changes to a Schedule of Improvements table; (b) fees shall not be charged to such departments for a major Element update to implement an Evaluation and Appraisal Report (EAR); and (c) the fee for a major update or revision to a Plan Element required by a proprietary department at a time other than during an EAR-based CDMP amendment cycle shall be \$57,000 paid at the time of application filing, with any costs incurred by the Department of Planning and Zoning in excess of the initial filing fee to be paid by the applicable department.

### III. Proposals for Municipal Boundary Changes/Incorporation

For review of proposals for municipal boundary changes or incorporation, the following charges shall be made, in addition to the notice to property owners and election costs specified in Section 20-4 and Section 20-9 of the Code of Miami-Dade County:

Size of Area (gross acres) Subject to Proposed Boundary Changes/Incorporation	Fee
Under 1.0	\$ 513
1.1 - 5.0	1,026
5.1 - 20.0	2,052
20.1 - 100.0	2,565
100.1 - 200.0	3,078
200.1 - 400.0	3,705
400.1 - 640.0	3,990
640.1 and above	5.13/acre

The applicant shall pay the review fee to the Director of Planning and Zoning following transmittal of the proposal by the Clerk of the Board of County Commissioners to the Planning Advisory Board, pursuant to Section 5.05 of the Charter of Miami-Dade County or Section 20-6 of the Code of Miami-Dade County, and prior to the initiation of any review of the proposal by the Department of Planning and Zoning on behalf of the Planning Advisory Board.

No review fees shall be refunded after the Department of Planning and Zoning has initiated the review of the proposal.

No review fee shall be required for municipal boundary changes or incorporation applications or portions of such applications encompassing 1) owner-occupied residential properties when the application is filed by or accompanied by petitions of the owners of such property, or 2) unincorporated enclave areas in which 80 percent or more of the perimeter is contiguous to one or more municipalities.

### IV. Preparation of Special Projects, Studies or Reports

For special studies, reports or file research requested by non-Miami-Dade County entities that are not prepared as part of the regular work program of the Department of Planning and Zoning, the requesting entity shall pay the following charges:

#### A. Graphics Services

1. Actual salary costs of graphics technician(s) providing services in effect at time of activity, and
2. Graphics materials used at estimated cost (unless supplied by entity requesting services), and
3. Department overhead operating costs equal to .7 times graphics technicians' salary costs identified in 1 above.

#### B. Non-Graphics Services

1. Actual salary of planner(s) providing services in effect at time of activity, and
2. Department planner support and overhead operating costs equal to 1.0 times planner(s) salary costs identified in IV.B.1. above.

The Director of the Department of Planning and Zoning, or his or her designee, is authorized to administer these professional services charges through letters of agreement with non-County entity(s) requesting such services.



## V. CERTIFICATE OF USE (C.U.) AND TEMPORARY CERTIFICATE OF USE (T.C.U.)

The following original fees shall be paid for all uses. The indicated renewal fee applies to those uses which are required to be renewed annually by Code or by Resolution. All non-renewable uses are issued permanent use certificates which shall remain valid for an unlimited time, unless revoked for cause, or abandoned, provided there is no change of use, ownership, or name, or that there is no enlargement, alteration or addition in the use or structure. An "up front" processing fee equal to 50% of the total C.U. fee shall be assessed at the time of filing an application. The processing fee is non-refundable but shall be credited towards the final C.U. fee.

A. RESIDENTIAL		Fee	Renewal Fee
<b>C003</b>	Apartments, hotels, motor hotels and all multiple family uses per building 4-50 units	\$66.12	
<b>C021</b>	51-100 units	78.66	
<b>C022</b>	101-200 units	90.06	
<b>C023</b>	201 or more units	102.60	
<b>C004</b> <b>C040</b> <b>C041</b>	Private school, charter schools, day nursery, convalescent and nursing home, hospital, Assisted Congregate Living Facilities (ACLF) and developmentally disabled home care	108.30	\$57.00
<b>C042</b>	Home Office	28.50	17.10
B. BUSINESS, WHOLESALE AND RETAIL			
<b>C005</b>	All uses, except the following:		
	Per sq. ft. of business area	0.034	
	Minimum	108.30	62.70
<b>C006</b>	Automobile, recreational vehicle, boat, truck, etc., rental or sales from open lot or combination open lot and building	108.30	
	Per sq. ft. of business area	0.034	
	Minimum	108.30	182.40
<b>C026</b>	Change of owner of restaurant liquor/beer/wine/ in conjunction with restaurants, grocery stores, etc.	108.30	62.70

		Fee	Renewal Fee
<b>C007</b>	<b>C. INDUSTRIAL</b>		
	All uses, except the following:		
	Per sq. ft. of business area	\$0.034	
	Minimum	108.30	\$62.70
<b>C008</b>	Automobile used parts yard, commercial		
<b>R112</b>	incinerators, junkyards, slaughterhouses, bulk storage of petroleum products, and utility plants of 30,000 sq. ft. or less		
	Per sq. ft. of business area	0.023	
	Minimum	502.74	182.40
<b>C501</b>	Automobile used parts yard, commercial incinerators, junkyards, slaughterhouses, bulk storage of petroleum		
<b>R501</b>	products, and utility plants over 30,000 sq. ft.	718.20	265.73
	<b>D. UNUSUAL USES, SPECIAL PERMITS, BUSINESS AND INDUSTRIAL USE VARIANCES</b>		
<b>C009</b>	All unusual uses, except the following:	251.94	191.52
<b>A026</b>	Churches	108.30	57.00
<b>C010</b>	Airports, commercial dumps permits, racetracks, stadiums	502.74	182.40
<b>C011</b>	Cabaret, nightclub, liquor package store	332.88	302.10
<b>C012</b>	Rock quarries, lake excavation and/or filling thereof	395.58	191.52
<b>C013</b>	Circus or carnival (per week) and special events	210.90	210.90
<b>C014</b>	Open lot uses	150.48	119.70
<b>C032</b>	Lot clearing, sub-soil preparation	125.40	114.00
	Tent use	28.50	
	<b>E. AGRICULTURAL</b>		
<b>C027</b>	All uses, except as otherwise listed herein	150.48	142.50

		Fee	Renewal Fee
F. TRAILER USE CERTIFICATES			
	Covers administrative and initial field inspection cost for all types of construction site field offices. Fee also covers cost of site plan review.		
C015	(1) Mobile homes approved for temporary use during construction of a residence (Section 33-168, Code of Miami-Dade County)	\$205.20	\$205.20
C016 C030	(2) Mobile homes or modular units approved for commercial purposes or development projects, including watchman's quarters and temporary sales offices	419.52	399.00
C031	(3) Construction field offices	142.50	142.50
X010	(4) Cash escrow processing fee	114.00	
X011	(5) Mobile home tag deposit	28.50	
X029	(6) Cash escrow processing (balloons)	57.00	
X025	(7) Cash escrow (demo)	228.00	
G. MAXIMUM FEE			
C500	The maximum fee for a CU provided no violation exists at time of CU.	718.20	NONE
H. CHANGE OF USE, BUSINESS OWNERSHIP OR NAME			
	When there is a change of use, business ownership, or name, the fee shall be the original fee listed for the use proposed.		
I. REFUNDS			
	No refunds shall be made of fees paid for use permits. In case of error, adjustments may be made by the Director of the Department of Planning and Zoning.		
ZDB1	J. OCCUPANCY WITHOUT CU		
	(In violation)	180.12 plus a double CU fee	
A069 MP40	K. FAILURE TO RENEW CU(s) or Temporary Certificate of Use TCU(s) not renewed on or before the renewal or expiration date will be assessed a \$171.00 violation fee plus a double CU or TCU TCC fee.		
L. TEMPORARY CU "UP FRONT" FEE			
	When the TCU application is received, the applicant shall pay an "up-front" processing fee equal to \$28.50. This processing fee is not refundable. This fee shall be deducted from the total cost of the TCU.		

**C024 M. CU AND TCU, INSPECTION FEE**

When an inspection is necessary prior to the issuance of a CU or, TCU, an inspection fee of 67.55 shall be charged for each inspector who is required to make a field inspection. Temporary CUs will be charged at a fee equal to the final CU cost in addition to the inspection fee. This fee will be required regardless of the length of time the TCU is needed; up to ninety (90) days for CUs and up to sixty (60) days for TCUs.

**C034 N. CU RE-INSPECTION FEE**

When extra inspection trips are necessary due to 1) wrong address being given on call for inspection, 2) required corrections not being made or completed at time specified or 3) failure to provide access to the property or use, a fee of \$67.55 for each inspector who must return shall be charged.

**Renewal  
Fee**

**O. ALCOHOL FEES AND RENEWAL FEES**

<b>R300</b>	Bar/Lounge	\$ 62.70
	Liquor Package Store, Cabaret nightclub, (Refer to C011)	302.10
<b>R306</b>	Restaurant with Liquor and/or Beer and Wine	62.70
<b>R308</b>	Other Alcoholic Beverage uses not listed	62.70
<b>R303</b>	Outdoor Patio	182.40
<b>R305</b>	Private Club: Liquor and/or Beer and Wine	182.40
<b>R307</b>	Restaurant and Lounge/Bar	125.40

**VI. ZONING APPLICATION FEES:**

All application fees shall be paid in total, at the time of filing of the application, and no total fee shall be credited or refunded except when adjustment is warranted or deemed necessary due to departmental error. A refund of fifty percent (50%) of an original application fee may be refunded upon the withdrawal of an application when the written request for withdrawal is received within 60 days of the date of application. In no event, however, shall an appellant of a Community Zoning Appeals Board decision be entitled to a refund of the appeal fee.

**Z999** In addition to the zoning fees set forth below, the following items shall be assessed a fee of 0.57 cents per notice for each additional notice mailed beyond a 500' radius. These fees shall be assessed for every occasion on which notices are mailed.

**Z100 A. PUBLIC HEARING, ADMINISTRATIVE MODIFICATIONS  
AND REFORMATION FEES**

**Z101** Except as otherwise provided in B. through F. below, for every application for a zoning change, or other zoning application, where a public hearing is required to be held and for every application where notices and advertisement are required there shall be paid to the Department of Planning and Zoning for the processing of each and every application, a minimum fee of \$855.00 or \$1,710.00 if the application is the result of a violation. The exact amount of each and every public hearing application fee is established by the addition of the following fees:

**Fee**

<b>Z104</b>	Zone Change to AU/GU/RU1/RU2/RUIZ/EU/RU-1M(a)/RU-IM(b)	\$1,140.00
<b>Z114</b>	Zone Change to RUTH/MULTI-FAM/PAD	1,710.00
<b>Z124</b>	Zone Change to RU-5/RU-5A/OPD	2,280.00

<b>Z134</b>	Zone Change to BU	3,420.00
<b>Z144</b>	Zone Change to IU	2,850.00
<b>Z115</b>	Use Variance-AU/GU/RU-1/RU-2/RUIZ/EU	1,710.00
<b>Z125</b>	Use Variance-RUTH/MULTI-FAM/PAD	2,850.00
<b>Z135</b>	Use Variance-RU-5/RU5A-OPD	3,990.00
<b>Z145</b>	Use Variance-BU	3,990.00
<b>Z155</b>	Use Variance-IU	3,420.00
<b>Z972</b>	Non-Use Variance or Administrative Site Development Option (Residential)	570.00
<b>Z973</b>	Non-Use Variance or administrative site development option- (Commercial, industrial, office)	1,140.00
<b>Z974</b>	Special Exception	2,280.00
<b>Z975</b>	Modify/Delete	1,140.00
<b>Z976</b>	Unusual Use	2,280.00
	(1) Residential:	1,140.00
<b>Z977</b>	Site Plan Review	
<b>Z978</b>	Size of Property: \$570.00 per 10 acres or portion thereof	
<b>Z979</b>	Number of Units: \$285.00 per 15 units or portion thereof	
	(2) Commercial:	1,710.00
<b>Z980</b>	Site Plan Review	
<b>Z981</b>	Size of Property: \$684.00 per 10 acres or portion thereof	
<b>Z982</b>	Size of Building: \$228.00 per 5,000 sq. ft. or portion thereof	
<b>Z983</b>	B. NON-USE VARIANCE or ADMINISTRATIVE SITE DEVELOPMENT OPTION (ASDO) PUBLIC HEARINGS (RESIDENTIAL/ONE LOT)	
<b>Z984</b>	For every application for a non-use variance or ASDO for the new construction of, or addition to, a single family residence (one lot maximum) or duplex (one lot maximum), there shall be paid to the Department of Planning and Zoning a fee of \$1,254.00 (\$1,482.00 if the application is the result of a violation).	

- Z102** C. UNUSUAL USE-MOBILE HOME AS A WATCHMAN'S QUARTERS
- Z103** For every application for an unusual use for a trailer as a watchman's quarters, there shall be paid to the Department of Planning and Zoning a fee of \$1,254.00 (\$1,482.00 if the application is the result of a violation).
- Z985** D. PUBLIC HEARINGS FOR PRIVATE SCHOOLS, HOUSES OF WORSHIP, ACLF, NURSING  
**Z986** HOMES AND CONVALESCENT HOMES
- For every public hearing application for the above uses, there shall be paid to the Department of Planning and Zoning a fee of \$2,280.00 (\$2,850.00 if the application is a result of a violation).
- Z987** E. UNUSUAL USE-LAKE EXCAVATION
- Z988** For every application for an unusual use for a lake excavation, there shall be paid to the Department of Planning and Zoning a minimum of \$570.00 (\$837.90 if the application is the result of a violation). The exact amount of each and every lake excavation public hearing fee is established by the addition of the following fees:
- |             |   |          |
|-------------|---|----------|
| <b>Z989</b> | Site Plan Review                                  | \$855.00 |
| <b>Z990</b> | 10 acres or portion thereof of water surface area | 239.40   |
- Z997** F. NON-USE VARIANCE-SIGNS
- Z998** For every application for a non-use variance for the installation of a sign(s), there shall be paid to the Department of Planning and Zoning a fee of \$1,710.00 (\$2,280.00 if the application is the result of a violation).
- Z116** G. REVISIONS TO PUBLIC HEARING PLANS
- Z117** Submittal of the first revised plan will be processed by the Department of Planning and Zoning at no additional cost to the applicant. Subsequent revisions will be processed at an additional charge of \$684.00 (or \$912.00 if submitted 30 days or less prior to hearing) per revised plan and shall be paid in total at the time of submittal to the Department of Planning and Zoning.
- Z500** H. APPEALS OF COMMUNITY ZONING APPEALS BOARD DECISIONS
- For every application for an appeal of a decision of the Community Zoning Appeals Board to the Board of County Commissioners, there shall be paid to the Department of Planning and Zoning for the processing of each and every application, a fee of 855.00, to be paid at the time of application. Site plan modifications, where permitted, to appeal requests will be processed at an additional cost of 684.00 (or \$912.00 if submitted 30 days or less prior to hearing) per revised plan.
- Z300** I. ENTRANCE FEATURE APPLICATION FEES
- Z301** For every administrative application for an entrance feature, there shall be paid to the Department of Planning and Zoning, for the processing of each and every application, a fee of \$570.00 (\$1,140.00 if the application is the result of a violation). All such fees shall be paid, in total, at the time of the filing of the application, and no fee shall be credited or refunded. First plan revision will be processed at no charge, subsequent revisions will be processed at \$250.00 each.

**Z302 J. APPEALS OF ENTRANCE FEATURE DECISIONS**

For every application for an appeal of an entrance feature decision by the Miami-Dade County Plat Committee to the Community Zoning Appeals Board by an aggrieved property owner in the area, there shall be paid to the Department of Planning and Zoning, for processing of each and every application, a fee of \$399.00, to be paid at the time of application. Pursuant to the provisions of Section 33-311(c)(2), an appeal by an aggrieved applicant shall be by the filing of a de novo application for public hearing before the Community Zoning Appeals Board, with the fee to be paid subject to the public hearing application fee provisions herein.

**K. ADMINISTRATIVE ADJUSTMENT APPLICATION FEES**

Any variance involving:

	Fee
<b>Z203</b> carport [max. 200 sq. ft.]	\$313.50
<b>Z204</b> utility shed [max. 100 sq. ft.]	313.50
<b>Z205</b> fence/wall	313.50
<b>Z208</b> storage of boat/RV	313.50
<b>Z209</b> interior/exterior integration area	313.50

Setback adjustments for attached/detached structure(s): 598.50

**Z217** Any administrative adjustment involving tennis court, swimming pool or other recreational use 741.00

**Z219** Any adjustment for the construction of a new residence 963.30

**Z220** Other adjustments such as, but not limited to, lot area, lot frontage, lot coverage, etc. 741.00

**Z221** Only one fee shall be assessed; should an application involve two (2) or more adjustments of a different category, the greater shall apply. For any application where a notice of violation has been issued, an additional fee of \$228.00 shall be assessed.

**Z202 L. APPEALS OF ADMINISTRATIVE ADJUSTMENT DECISIONS**

For every application for an appeal of an administrative adjustment decision of the Department of Planning and Zoning to the Community Zoning Appeals Board by any aggrieved property owner in the area, there shall be paid to the Department of Planning and Zoning, for the processing of each and every application, a fee of \$649.59, to be paid at the time of application. Pursuant to the provisions of Section 33-311(c)(2), an appeal by an aggrieved applicant shall be by the filing of a de novo application for public hearing before the Community Zoning Appeals Board, with the fee to be paid subject to the public hearing application fee provisions herein.

**Z600 M. APPEALS OF ADMINISTRATIVE DECISIONS OF DIRECTOR AND AMENDMENTS TO ZONING REGULATIONS**

For every application for an appeal of the Department of Planning and Zoning Director's Administrative Decision relative to matters by any aggrieved property owner in the area concerned, or by any aggrieved applicant, or for any application for zoning hearing to the zoning regulations, there shall be paid to the Department of Planning and Zoning, for the processing of each and every application, a fee of 855.00, to be paid at the time of application.

**Z991 N. APPEALS OF ADMINISTRATIVE DECISIONS OF THE EXECUTIVE COUNCIL**

For every application for an appeal of the Miami-Dade County Executive Council's (Development Impact Fee Committee) Administrative Decision by any aggrieved property owner in the area concerned, or by any aggrieved applicant, the appellant shall pay to the Department of Planning and Zoning, for the processing of each and every application, a fee of \$399.00, to be paid at the time of application.

**Z602 O. SEVERABLE USE RIGHTS**

Application fee for use of severable use rights as provided by ordinance

(1) Basic application fee per bonus development "receiver" site \$570.00

**Z703 P. ADMINISTRATIVE SITE PLAN REVIEW FEE (RESIDENTIAL)**

For every application for an administrative review of site plans for residential use where such site plans do not require approval at a public hearing, there shall be paid to the Department of Planning and Zoning, for the processing of each and every application, a minimum fee of \$1,140.00.

**Z704** The exact amount of each and every administrative site plan review fee is established by the addition of  
**Z705** the following fees: \$570.00 per 10 acres or portion thereof, and \$285.00 per 15 units or portion thereof.

**Z706** Submittal of the first revised plan will be assessed by the Department of Planning and Zoning at no additional cost to the applicant. Subsequent revisions will be processed at an additional charge of \$684.00 per revised plan and shall be paid in total at the time of submittal to the Department of Planning and Zoning.

**Z707 Q. ADMINISTRATIVE SITE PLAN REVIEW FEE (COMMERCIAL)**

For every application for an administrative review of site plans for commercial use where such site plans do not require approval at a public hearing, there shall be paid to the Department of Planning and Zoning, for the processing of each and every application, a minimum of \$1,710.00.

**Z708** The exact amount of each and every administrative site plan review fee is established by the addition of  
**Z709** the following fees: 684.00 per 10 acres or portion thereof, and \$228.00 per 5,000 sq. ft. or portion thereof.

**Z711** Submittal of the first revised plan will be processed by the Department of Planning and Zoning at no additional cost to the applicant. Subsequent revisions will be processed at an additional charge of \$684.00 per revised plan and shall be paid in total at the time of submittal to the Department of Planning and Zoning.

**Z800 R. ADMINISTRATIVE LAKE PLAN REVIEW FEE**

**Z801** For every application for an administrative review of lake plans where such lake plans do not require approval at a public hearing, there shall be paid to the Department of Planning and Zoning, for the processing of each and every application, a minimum of \$855.00. The exact amount of each and every administrative lake plan review fee is established by the addition of the following fee: \$239.40 per 10 acres or portion thereof of water surface area.

**Z510** Submittal of the first revised plan will be assessed by the Department of Planning and Zoning at no additional cost to the applicant. Subsequent revisions will be processed at an additional charge of \$684.00 per revised plan and shall be paid in total at the time of submittal to the Department of Planning and Zoning.

**Z947 S. CLASS I PERMITS**

For every review of a Class I permit application, there shall be paid at time of application to the Department of Planning and Zoning, a fee of \$114.00.

**Z948 T. CLASS IV PERMITS**

For every review of a Class IV permit application where a zoning hearing is not required, there shall be paid at the time of application to the Department of Planning and Zoning, a fee of \$114.00.



**Z911** U. OTHER PROCESSING AND RESEARCH FEES

**ZR53** In addition, the Department of Planning and Zoning may charge processing costs equal to actual staff time and related costs for matters which involve research, including review of legal agreements, distribution of zoning agenda listings to subscribing members of the public, letters reflecting preliminary assessment of a potential zoning related matter or matters involving platting inquiries, release of Unity of Title (U.T.) trending determinations, research of impact fees per folio number, etc. A minimum fee of \$85.50 shall be charged.

**Z992** V. GOVERNMENTAL FACILITIES

For each and every application for a public hearing for a governmental facility, there shall be paid to the Department of Planning and Zoning, for the processing of each and every application, a fee of \$1,425.00.

**Z994** W. SHORELINE APPLICATIONS

For each and every application for Shoreline Review there shall be paid to the Department of Planning and Zoning, for costs associated with processing said application, a fee as follows:

1. DETERMINATIONS (Developmental Impact Committee Executive Council)

	Fee
a. NEED FOR COMPLIANCE	\$ 200.00
b. EXEMPTIONS	467.40
c. VESTED RIGHTS	467.40

2. APPLICATION FEE (BASIC) (Applies to all development actions requiring Committee review)  
(Plat review subject to application fee only) 855.00

3. PLAN REVIEW (BASIC) (Site plan review) 1,140.00

4. MARINE CONSTRUCTION

Marinas - 50 Boat Slips & over = \$570.00

All Other Construction = \$182.40

**Z995** X. SUBSTANTIAL COMPLIANCE DETERMINATION

For each and every application for a substantial compliance determination, there shall be paid to the Department of Planning and Zoning for the review of every application, a fee of \$1,140.00 for residential and \$1,710.00 for commercial/industrial/office uses. First plan revision will be processed at no charge, subsequent plan revisions will be assessed a fee of \$684.00 each.

**Z921** Y. ZONING KIT AND SUBSCRIPTIONS

For each and every subscription request for Zoning agendas, there shall be paid to the Department of Planning and Zoning, an annual subscription fee of \$171.00.

**Z931** Z. ZONING LOGBOOK AND AGENDA SUBSCRIPTION

For each and every subscription request for copies of the zoning logbook and each agenda of monthly hearing files, there shall be paid to the Department of Planning and Zoning, an annual subscription fee of \$85.50.

**Z996 AA. HEARING TAPES**

For the preparation of a copy of a hearing tape upon request, for each and every tape requested, there shall be paid to the Department of Planning and Zoning, a fee of \$28.50.

**BB. RE-ADVERTISEMENT AND RE-NOTIFICATION FOR DEFERRED OR REMANDED HEARING APPLICATIONS**

For each and every zoning hearing application that is deferred or remanded to a date not yet advertised, there shall be paid to the Department of Planning and Zoning, a fee based on the actual cost of re-advertisement and re-notification, plus \$50.00 for applications involving Community Zoning Appeals Board. A \$250.00 fee shall be charged for Board of County Commissioners deferral, payable to the Board of County Commissioners.

**VII. ZONING INSPECTION FEE**

**Z068 A. INSPECTION FEE**

All inspections required as a result of a building permit will be assessed this fee. In addition, this zoning inspection fee will be tied to all completion holds. When extra inspection trips are necessary due to 1) wrong address being given on call for inspection, 2) required corrections not being made or completed at time specified, or 3) failure to provide access to the property use, a fee of \$67.55 for the inspector to return shall be charged.

**Z069 B. INSPECTIONS REQUIRING OVERTIME**

Charges for zoning inspections, which are requested in advance and which require that an employee work overtime, will be at a rate of \$75.00 per hour and in accordance with applicable employee contracted bargaining agreements.

**VIII. GENERAL INFORMATION**

**A. CONCURRENCY REVIEW**

1. A fee of six (6%) percent (for concurrency review) of the total permit fee, CU or zoning application fee, will be added to original fees where a concurrency review was performed.
2. Concurrency Information Letters:

Fees for Concurrency Information Letters shall be as follows to cover the cost of preparing informational letters.

Minor Letter      \$100.00

These require routine to moderate research and analysis, standard preparation and processing time.

Major Letter      \$200.00

These require extraordinary research and analysis, and/or special preparation and handling.

**B. IMPACT FEES**

Impact Fees are assessed on certain building permits, including re-application on expired permits (contact the Impact Fee Section for details on these fees).

### C. PREPARATION OF CERTIFIED RECORDS FOR COURT APPEALS

For the purpose of court appeals, wherein the Director of the Department of Planning and Zoning is requested to make available the records upon which the decision of the Board of County Commissioners or Community Zoning Appeals Board or other administrative board is based, there shall be paid to the Department of Planning and Zoning, for the preparation of a certified copy of the records, a fee of \$313.50, to be paid at the time of request.

### D. COPIES OF DEPARTMENTAL RECORDS, VERIFICATION OF DOCUMENTS AND RESEARCH OF PLANS (EXPANDED)

		Fee
<b>ZR49</b>	Plan reproduction from microfilm or document larger than 14 inches by 8 1/2 inches per sheet	\$5.70
<b>X047</b>	Reproduced records - per page (also refer to pg. 13, other Processing Fee)	0.15
<b>X030</b>	Double sided copy - per page	0.20
	Certified copies in addition to photocopy - per page	1.00
	Official copy of CØU record	10.00
	Verification of legal description on documents prepared for recordation	10.00
		28.50
<b>RS23</b>	Digital Maps, scanned images	
	Special map requests	60.00
<b>X006</b>	Notary public service - per document	1.00
<b>ZR52</b>	Research and ordering plans	5.70

### E. FEES BASED ON ESTIMATED COST - DOCUMENTATION REQUIREMENTS

The Department may require the permit applicant to submit appropriate documentation as proof of estimated cost of construction used to compute permit fees.

### F. PUBLICATIONS

The Department gathers and analyzes data about land use and population patterns within Miami-Dade County. These publications are available as priced, plus postage and handling if mailed in the United States.

### G. LATE PAYMENT CHARGES ON UNPAID AMOUNTS DUE TO THE DEPARTMENT OF PLANNING AND ZONING

Billings covered by contracts, agreements or other formal arrangements for services rendered by the department are due within 45 days from the date of the invoice. Full payment of the account balance must be received by the past due date set forth on the invoice. A monthly late payment charge will be assessed on any outstanding balance at the rate of 10% thereafter, until payment is received in full.

### H. SURCHARGE

A zoning fee surcharge of eight percent will be implemented for three years beginning on October 1, 2003.

### I. IMAGES – ON LINE

The department provides imaged records on line relating to land use files and are available using the established fees.

## IX. DEVELOPMENT IMPACT COMMITTEE LARGE SCALE APPLICATIONS

**MP29** For each and every application for a Developmental Impact Committee Large Scale Application there shall be paid to the Department of Planning and Zoning, for costs associated with said application, a fee as follows:

A. BASIC FEE:	\$6,498	Site Plan Review, District Boundary Change, DRI Development Order, or DRI Substantial Deviation Determination, Rapid Transit and Essentially built-out DRI.
	\$9,918	Applications requesting two or more of the above

B. SIZE OF APPLICATION: Applied to all Applications (total net acreage):

<b>0-19.9</b>	<b>20-29.9</b>	<b>30-39.9</b>	<b>40-49.9</b>
\$853.86	\$1,467.18	\$2,158.02	\$2,771.34
<b>50-69.9</b>	<b>70-89.9</b>	<b>90-119.9</b>	<b>120-159.9</b>
\$3,384.66	\$4,088.04	\$4,707.06	\$5,386.50
<b>160-239.9</b>	<b>240-319.9</b>	<b>320-399.9</b>	<b>400-479.9</b>
\$6,005.52	\$6,618.84	\$7,315.38	\$7,928.70
<b>480-559.9</b>	<b>560-over</b>		
\$8,627.52	\$9,232.86		

C. NUMBER OF UNITS: Applied to all Residential Site Plan Reviews (including mobile homes):

<b>0-274</b>	<b>275-299</b>	<b>300-324</b>	<b>324-349</b>
\$853.86	\$1,311.00	\$1,772.70	\$2,236.68
<b>350-399</b>	<b>400-449</b>	<b>450-524</b>	<b>525-599</b>
\$2,699.52	\$3,162.36	\$3,619.50	\$4,121.10
<b>600-699</b>	<b>700-799</b>	<b>800-949</b>	<b>950-1099</b>
\$4,552.02	\$5,008.02	\$5,470.86	\$5,940.54
<b>1100-1399</b>	<b>1400-over</b>		
\$6,396.54	\$6,853.68		

D. FLOOR SPACE: Applied to Office, Business, Industrial, et al., Site Plan Reviews:

<b>0-124,999</b>	<b>125,000-149,999</b>	<b>150,000-174,999</b>
\$853.86	\$1,539.00	\$2,315.34
<b>175,000-199,999</b>	<b>200,000-224,999</b>	<b>225,000-249,999</b>
\$3,071.16	\$3,775.68	\$4,538.34
<b>250,000-274,999</b>	<b>275,000-299,999</b>	<b>300,000-349,999</b>
\$5,242.86	\$6,005.52	\$6,775.02
<b>350,000-599,999</b>	<b>400,000-449,999</b>	<b>450,000-499,999</b>
\$7,472.70	\$8,249.04	\$8,939.88
<b>500,000-599,999</b>	<b>600,000-over</b>	
\$9,703.68	\$10,472.04	

E. ADDITIONAL SITE PLANS: \$1,845.66/each

F. ADDITIONAL DISTRICT BOUNDARY CHANGES: \$918.84/each

G. SUPPLEMENTAL Development of Regional Impact Fee

\$9,232.86 - Development Order

H. CHARTER SCHOOLS

<b>Z707</b>	Basic fee \$1,500.00
<b>Z708</b>	Size of property (\$570.00 – per 10 acres or portion thereof)
<b>Z709</b>	Size of buildings (\$228 per 5,000 sq. ft. or portion thereof)
<b>Z711</b>	\$500.00 per revised plan submitted (first revision is processed at no charge)

## I. NOTICES

Additional cost of mailing notices will be assessed on all Essential Built-Out DRI and Charter School applications.

## X. VESTED RIGHTS/TAKINGS FEE

**MP31** For each and every application for a vested rights determination, there shall be paid to the Department of Planning and Zoning, for costs associated with the application, a fee as follows:

- A. SECTION 2-114.1 - MIAMI-DADE COUNTY CODE - VESTED RIGHTS/TAKING-BASE FEE  
\$1,447.80 (whichever is less)  
\$1,447.80 (flat fee) for all other uses

SECTION 2-114.2, 2-114.3, or 2-114.4 - MIAMI-DADE COUNTY CODE - VESTED RIGHTS  
\$381.90 Permit  
\$865.26 Resolution - Board of County Commissioners' Action

## B. VESTED RIGHTS/TAKINGS -- SIZE OF APPLICATION

SECTION 2-114.2 - MIAMI-DADE COUNTY CODE - SUPPLEMENTAL VESTED RIGHTS

<b>0-10 ACRES</b>	<b>10.1-50.0 ACRES</b>	<b>50.1 ACRES – OVER</b>
\$1,166.22	\$1,881.00	\$2,538.78

SECTION 2-114.3 - MIAMI-DADE COUNTY - REAFFIRMATION OF VESTED RIGHTS STATUS

<b>0-10 acres</b>	<b>10.1-50.0 acres</b>	<b>50.1 acres-over</b>
\$745.56	\$1,410.18	\$2,112.42

SECTION 2-114.4 - MIAMI-DADE COUNTY CODE - MODIFICATION TO A PREVIOUSLY VESTED PLAN

<b>0-10 ACRES</b>	<b>10.1-50.0 ACRES</b>	<b>50.1 ACRES – OVER</b>
\$745.56	\$1,410.18	\$2,112.42

## XI. EXTENSION OF CAPACITY RESERVATION

**MP34** For each and every application for an extension of capacity reservation, there shall be paid to the Department of Planning and Zoning a fee as follows:

SECTION 33G-6 MIAMI-DADE COUNTY CODE  
\$1,447.80

## XII. APPEALS OF PLAT COMMITTEE DECISIONS

**MP35** For each and every application for an appeal of a Plat Committee Decision [Section 28-7(F)], there shall be paid to the Department of Planning and Zoning a fee as follows:

\$707.94 flat fee

**XIII. APPEALS OF IMPACT FEES ASSESSMENTS: SECTION 33E-15 (ROAD); SECTION 33I-13 (POLICE); SECTION 33J-14 (FIRE); SECTION 33H-16 (PARK) AND SECTION 33K-14 (SCHOOL-MIAMI-DADE COUNTY CODE)**

**MP33** For each and every application for an appeal of the above listed impact fee assessments, there shall be paid to the Department of Planning and Zoning a fee as follows:

\$163.02 per single family residential unit up to four units  
Over four units \$707.94 flat fee  
\$707.94 flat fee all other applications

**XIV. ADJUSTMENT OF LANDSCAPING REQUIREMENTS APPLICATION FEES**

**MP32** For every application for an adjustment of landscaping requirements, there shall be paid to the Department of Planning and Zoning, for the processing of each and every application, a fee as follows:

\$163.02 per single family residential unit up to four units  
Over four units \$707.94 flat fee  
\$707.94 flat fee all other applications

**XV. LAKES AND LANDFILLS**

**C012** Original permit (CU) fee for new Lakes and/or Landfills \$395.58

**C029** Annual renewal for Lakes and/or Landfills permit (CU) \$200.64

**XVI. ZONING PLANS PROCESSING FEE**

**A. INITIAL LANDSCAPE FEE**

**A246** Residential (single and duplex) \$35.00

**A247** Commercial/Industrial and all multi-family residential and all others \$75.00

**A046 B. RE-WORK FEES**

A fee of \$85.50 may be charged for failure to make required correction previously indicated.

**A067 C. REVISED LANDSCAPING PLANS FEE**

Landscaping plan revision after permit is issued shall be subject to a fee of \$95.00.

**XVII. ZONING REVIEW FEE ASSOCIATED WITH BUILDING PROCESS**

A zoning review fee related to the permitting process such as the zoning plans processing review and the zoning inspection process is being split from the building fee, therefore creating a zoning review fee.

**1. REVISED PLANS FEE**

**A. REVISED PLANS PROCESSING FEE**

1. Major plan revision after permit is issued shall be subject to a fee of 50% of the original permit fee up to a maximum of \$1,140.00.
2. Minor plan revisions shall be subject to a fee at the rate of \$1.14 per minute of time for each review that takes longer than 5 minutes.

## 2. "UP-FRONT" PROCESSING FEE

ZR01	When the building permit application is received for the construction of a new Single Family Residence or
ZR02	Duplex, the applicant shall pay an "up-front" processing fee equal to \$0.034 for each square foot or
ZR03	fractional part thereof, or \$0.01 per dollar in estimated value or fractional part when square footage
ZR04	does not apply. When a building permit application is received for a commercial project, the applicant shall
	pay an "up-front" processing fee equal to \$1.14 per 100 square foot or fractional part or \$0.18 for each \$114.00
	of estimated value or fractional part thereof. This processing fee is not refundable, but shall be credited toward
	the final building permit fee.

## 3. MINIMUM FEE FOR BUILDING PERMIT

Fee  
\$14.82

The minimum fee for all building permits is applicable to all items in this section except as otherwise specified.

(With the exception of fees associated with windows, trusses, doors, skylights and all required shop drawings, which are already included in the basic building permit fee, this minimum fee does not apply to add-on building permit fees issued as supplementary to current outstanding permits for the same job.)

## 4. NEW BUILDING OR ADDITIONS

ZR05	New construction Single Family and Duplex above 1000 sq. ft. - Group I per sq. ft.	0.068
ZR06	Prefabricated utility shed with slab (max 100 sq. ft. of floor area).	9.12
	Single Family and Duplex (Group I) - Attached Structures	
ZR07	0 to 100 sq. ft. in floor area.	12.54
ZR08	101 to 300 sq. ft. in floor area.	20.52
ZR09	301 to 500 sq. ft. in floor area.	29.64
ZR10	501 to 1000 sq. ft. in floor area.	53.58
	Single Family and Duplex (Group I) Attached Structures	
ZR11	Above 1000 sq. ft. per sq. ft.	0.68
	Single Family and Duplex (Group I) Detached Structures	
ZR07	0 to 100 sq. ft. in floor area.	12.54
ZR08	101 to 300 sq. ft. in floor area.	
	Single Family and Duplex (Group I) Detached Structures (Continued)	
		Fee
ZR09	301 to 500 sq. ft. in floor area.	\$29.64
ZR10	501 to 1000 sq. ft. in floor area	53.58
ZR11	Above 1000 sq. ft. per sq. ft.	0.068
ZR17	Alterations or repairs to Single Family Residence or Duplex (Group I)	0.011
	per \$1.00 of estimated cost or fractional part	
	Minimum Fee	29.64
	Maximum Fee	143.64

Single Family and Duplex (Group I) Detached Structures (Continued)

ZR18	Repairs due to fire damage per \$1.00 of estimated cost or fractional part (copy of construction contract required)	0.011
	Minimum Fee	53.58
	Maximum Fee	143.64
ZR19	Storage & Industrial Use of Group E & F occupancies 100 sq. ft. or fractional part of floor area.	2.22
ZR20	Shade Houses per 100 sq. ft. or fractional of floor area.	0.08
ZR63	Agricultural buildings where site is 5 acres or more	55.00
ZR64	Agricultural buildings where site is less than 5 acres	65.00
ZR22	Mobile Homes additions - each 100 sq. ft. or fractional part of floor area.	1.66
	Tents	
ZR12	0 - 5000 sq. ft.	12.54
ZR13	over 5000 sq. ft.	36.48
ZR23	All others, including temporary building for construction, per 100 sq. ft. or fractional part of floor area.	2.51
	Minimum	53.58
ZR24	FOR STRUCTURES OF UNUSUAL SIZE OR NATURE AS ARENAS, STADIUMS AND WATER AND SEWER PLANTS THE FEE SHALL BE BASED ON ½ OF 1% OF THE ESTIMATED CONSTRUCTION COST.	
	5. NEW CONSTRUCTION OTHER THAN AS SPECIFIED HEREIN: (WATER TOWERS, PYLONS, BULK STORAGE-TANK FOUNDATIONS, UNUSUAL LIMITED-USE BUILDINGS, MARQUEES, AND SIMILAR CONSTRUCTION)	
ZR68	For each \$1,000 of estimated cost or fractional part	2.05
	6. ALTERATIONS AND REPAIRS TO BUILDING, PAVING/RESTRIPING/RESURFACING/SEAL COATING, AND OTHER STRUCTURES (EXCEPT GROUP I)	
ZR26	For each \$100 of estimated cost or fractional part	0.30
	Minimum Fee	47.88
ZR27	7. MOVING BUILDINGS FOR OTHER STRUCTURES	2.28
	For each 100 sq. ft. or fractional part thereof (does not include cost of new foundation or repairs to buildings or structure)	
ZR28	8. SLABS	\$17.10
	9. FENCES AND/OR WALLS	
	Chainlink	
ZR29	0 - 500 linear ft.	14.82
ZR30	501 - 1000 linear ft.	19.38
	each additional linear ft. over 1000	0.011
ZR31	Wood each linear ft.	0.16
ZR32	Concrete each linear ft.	0.27



10. SWIMMING POOLS, SPAS, AND HOT TUBS		
ZR33	Installation of Swimming Pool/Spa	28.50
ZR34	Repair of Swimming Pool/Spa	14.82
11. TEMPORARY PLATFORMS AND TEMPORARY BLEACHERS TO BE USED FOR PUBLIC ASSEMBLY		
ZR35	For each 100 sq. ft. or fractional part of platform area	1.25
ZR36	For each 100 linear feet or fractional part of seats	1.03
12. SCREEN ENCLOSURES, CANOPIES & AWNINGS		
ZR37	(a) Screen enclosures	
	Each 100 sq. ft. or fraction thereof	2.11
	(b) Free standing canopies	
	For each \$1,000 of estimated cost or fractional part	1.94
	Minimum Fee	14.82
ZR39	(c) Awnings and Canopies	
	Horizontal projection per sq. ft. area covered	0.023
	Minimum Fee	12.54
13. SIGN PERMIT FEES		
	(a) Minimum sign fee	20.52
ZR41	(b) Signs-non-illuminated painted wall signs and balloons (per sq. ft.) - illuminated signs under electrical permits	0.30
	Annual Renewal of Class C signs on or before October 1st of each year (per sign)	6.84
ZR14	Quarterly Renewal of Class A sign (temporary)	85.00
ZR15	Annual Renewal of Class C signs (billboards)	34.20
ZR43	14. TIE DOWN	\$18.24
	Tie Down Inspection Fee: (This does not include installation of meter mounts and service equipment. Separate mechanical, plumbing and related electrical permits are required)	
ZR44	15. SATELLITE DISH	36.48
	All trades each	
16. ORNAMENTAL IRON		
ZR45	Per sq. ft. coverage	0.011
	Minimum Fee	12.54

17. SIGNS & ARCHITECTURAL FEATURES (INDOOR NEONS)

ZR46	Per sq. ft. of sign	0.30
	Minimum fee	20.52
ZR47	Repairs and re-connection each	18.24
ZR48	Neon strips each 5 ft. or fractional part	0.57

18. All permits for renewals shall be assessed a fee of 50% of the original permit fee (except where the minimum permit fee was assessed) if permit is renewed within 6 months or less. If permit is renewed after 6 months, then 100% of the original fee shall be assessed. In no event shall the fee be less than the minimum fee listed for that permit.

**XVIII. CHAPTER 163 DEVELOPMENT AGREEMENTS:**

A one time fee of \$1,000 shall be paid to the Department of Planning and Zoning for the initial review of a Chapter 163 Development Agreement and annual monitoring of the agreement.

**XIX. BISCAYNE NATIONAL PARK BUFFER DEVELOPMENT REVIEW COMMITTEE:**

A fee of \$150 shall be paid to the Department of Planning and Zoning by any applicant having an item scheduled for hearing at a meeting of the Biscayne National Park Buffer Development Review Committee which meeting notice has been submitted for advertisements, for each occurrence that the applicant requests and is granted a deferral to another meeting of the Committee.